

MILTON

(Sussex County)

Property address: 113 Union Street, UNIT A

Downtown location: Located in downtown, across from Milton Theatre, adjacent to Broadkill River, next to Milton Library, near King's Ice Cream Shop, Irish Eyes Restaurant and downtown retailers.

Approximate interior square footage of space: 1,100 SF

- Excellent first floor access from Union Street
- Large front windows, large open area with access to separate room
- Well lit, white walls, wood (or synthetic wood) flooring
- Private rest room, including kitchenette, cash wrap
- Street parking and public (free) lot across street
- Traditional entrance for customers from street as well as from interior common area.
- Central heating and air conditioning
- Property owner willing to put in double entry door, if client required

Cost estimate for utilities (Pop Up tenant responsibility)

- Electric - \$300
- Gas- N/A
- Phone - tenant's own system
- WiFi or Internet connection – Inquire of property owner
- Water - included
- Other – N/A

Value of space based on normal rental rate: \$1,350 a month

We believe prospects especially suitable for this space include:

- Destination retailer with established Internet presence and clientele.
- Exercise, fitness
- Professional services, office, non-profit.